

ENGINEER'S REPORT

Prepared for the

CITY OF SAN DIEGO

**Eastgate Technology Park
Maintenance Assessment District**

Annual Update for Fiscal Year 2004

under the provisions of the

**San Diego Maintenance Assessment District Ordinance
of the San Diego Municipal Code**

and

**Landscape and Lighting Act of 1972
of the California Streets and Highways Code**

Prepared by

**BOYLE ENGINEERING CORPORATION
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May 2003

CITY OF SAN DIEGO

Mayor

Dick Murphy

City Council Members

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District 1

Brian Maienschein
District 5

Michael Zucchet
District 2

Donna Frye
District 6

Toni Atkins
District 3

Jim Madaffer
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District 8

City Manager

Michael T. Uberuaga

City Attorney

Casey Gwinn

City Clerk

Charles G. Abdelnour

City Engineer

Frank Belock

Assessment Engineer

Boyle Engineering Corporation

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EXHIBITS

- Exhibit A: District Boundary
- Exhibit B: Estimated Annual Expenses, Revenues & Reserves
- Exhibit C: Assessment Roll

Engineer's Report

Eastgate Technology Park

Maintenance Assessment District

Preamble

Pursuant to the provisions of the "San Diego Maintenance Assessment District Ordinance" (being Division 2, Article 5, Chapter VI beginning at Section 65.0201 of the San Diego Municipal Code), provisions of the "Landscape and Lighting Act of 1972" (being Part 2 of Division 15 of the California Streets and Highways Code), applicable provisions of "Proposition 218" (being Article XIID of the California Constitution), and provisions of the "Proposition 218 Omnibus Implementation Act" (being California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as "Assessment Law"), in connection with the proceedings for the EASTGATE TECHNOLOGY PARK MAINTENANCE ASSESSMENT DISTRICT (hereinafter referred to as "District"), BOYLE ENGINEERING CORPORATION, as Assessment Engineer to the City of San Diego for these proceedings, submits herewith this report for the District as required by California Streets and Highways Code Section 22565.

FINAL APPROVAL, BY RESOLUTION NO. _____,
ADOPTED BY THE CITY COUNCIL OF THE CITY OF SAN
DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, ON THE
_____ DAY OF _____, 2003.

Charles G. Abdelnour, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

Executive Summary

Project: Eastgate Technology Park
Maintenance Assessment District

Apportionment Method: Net Parcel Area (NPA)

	FY 2003	FY 2004 ⁽¹⁾	Maximum Authorized
Total Parcels Assessed:	29	27	--
Total Estimated Assessment:	\$121,777	\$121,777	--
<i>Zone 1</i>	\$121,488	\$121,488	--
<i>Zone 2</i>	\$289	\$289	--
<i>Zone 3</i>	\$0	\$0	--
Total NPA:	108.18	108.18	--
<i>Zone 1</i>	103.88	103.88	--
<i>Zone 2</i>	3.50	3.50	--
<i>Zone 3</i>	0.80	0.80	--
Assessment per NPA:			
<i>Zone 1</i>	\$1,169.50	\$1,169.50	--
<i>Zone 2</i>	\$82.58	\$82.58	\$82.58
<i>Zone 3</i>	\$0.00	\$0.00	\$0.00

⁽¹⁾ FY 2004 is the City's Fiscal Year 2004, which begins July 1, 2003 and ends June 30, 2004. Total Parcels Assessed, Total Estimated Assessment, and Total Number of EDUs may vary from fiscal prior year values due to parcel changes.

District History: The District was established in August 1986.

Annual Cost Indexing: Indexing of assessments is not permitted under the current apportionment methodology.

Bonds: No bonds will be issued in connection with this District

Background

The Eastgate Technology Park Maintenance Assessment District (District) was established in August 1986. The original Engineer's Report is on file in the City of San Diego (City) Clerk's office. The District funds the maintenance of landscaped medians, rights-of-ways, pedestrian easement areas, monument areas, and a public mini-park within the District.

District Proceedings for Fiscal Year 2004

This District is authorized and administered under the provisions of the "San Diego Maintenance Assessment District Procedural Ordinance of 1986" (being Division 2, Article 5, Chapter VI beginning at Section 65.0201 of the San Diego Municipal Code), provisions of the "Landscape and Lighting Act of 1972" (being Part 2 of Division 15 of the California Streets and Highways Code), applicable provisions of "Proposition 218" (being Article XIID of the California Constitution), and provisions of the "Proposition 218 Omnibus Implementation Act" (being California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as "Assessment Law").

The purpose of the proposed proceedings and this Engineer's Report is to update the District budget and assessments for Fiscal Year 2004.

A public hearing will be scheduled where public testimony will be heard by the Council, and the Council may, at its discretion, adopt a resolution ordering the levying of the proposed assessments.

Bond Declaration

No bonds will be issued in connection with this District.

District Boundary

The Boundary Map & Assessment Diagram for the District is on file in the Maintenance Assessment Districts Section of the Park and Recreation Department of the City of San Diego and by reference is made a part of this report. The Boundary Map & Assessment Diagram is available for public inspection during normal business hours. The District boundary is depicted in Exhibit A.

Project Description

The project to be funded by the proposed assessments is the maintenance of landscaped medians, rights-of-ways, pedestrian easement areas, monument areas, and a public mini-park within the District. The District maintains 17,668 square feet of landscaped medians and 1,978 square feet of hardscaped medians.

The engineering drawings for the improvements maintained by the District are on file at Map Records in the City Engineer's office and are incorporated herein. The specifications for maintenance to be performed are contained in City contracts on file with the City Clerk and the Park and Recreation Department. The specifications are available for public inspection during normal business hours.

Separation of General and Special Benefits

Consistent with City policy for the public at large, the City will provide the District with annual contributions from the Gas Tax Fund for median maintenance (18¢ per square foot of landscaped median and 1.3¢ per square foot of hardscaped median) and from the Environmental Growth Fund for open space maintenance (\$26.63 per acre). These contributions, reviewed and adjusted annually by the City, are considered to be "general benefit" allocated to the District. All other maintenance, operations, and administration costs associated with the District, which exceed the City's contribution to the public at large, are accordingly considered to be "special benefit" funded by the District.

Cost Estimate

Estimated Costs

Estimated Fiscal Year 2004 annual expenses, revenues, reserves, and assessments (provided by the City) for the District are included as Exhibit B hereto.

Annual Cost Indexing

With the passage of Proposition 218, any proposed increase in assessments must be placed for approval before the property owners by

a mail ballot and a public hearing process, similar to these proceedings. A majority of ballots received must be affirmative for the City Council to confirm and levy the increased assessments. The current maximum authorized assessment established in 1986 is not authorized to be indexed (increased or decreased) without a vote of the affected property owners.

Method of Apportionment

Estimated Benefit of the Improvements

The Transportation Element of the City's General Plan and the general policy recommendations found in the local Community Plan establish several goals for the community's transportation system. The improvements being maintained by this District are consistent with the plans' goals for public safety and pleasing aesthetics.

Apportionment Methodology

As shown in Exhibit A, the District has been divided into three (3) zones for benefit apportionment purposes. The total cost for maintenance of District improvements will be assessed to the various parcels within the District in proportion to the net parcel area (NPA) of each a parcel within a zone in relationship to the total NPA of all the parcels within the zone.

The NPA calculated for each property can be found in the Assessment Roll (Exhibit C).

Summary Results

The District boundary is presented in Exhibit A.

An estimate of the costs of the improvements provided by the District is included as Exhibit B to this report.

The assessment methodology utilized is as described in the text of this report. Based on this methodology, the NPA and Fiscal Year 2004 District assessment for each parcel were calculated and are shown in the Assessment Roll (Exhibit C).

Each lot or parcel of land within the District has been identified by unique County Assessor's Parcel Number on the Assessment Roll and the Boundary Map and Assessment Diagram referenced herein. The net assessment for each parcel for Fiscal Year 2004 can be found on the Assessment Roll.

This report has been prepared and respectfully submitted by:

BOYLE ENGINEERING CORPORATION

Eugene F. Shank, PE

C 52792

Alex Bucher, EIT

CA 112628

I, _____, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the Assessment as shown on the Assessment Roll, together with the Assessment Diagram, both of which are incorporated into this report, were filed in my office on the _____ day of _____, 2003.

Charles G. Abdelnour, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

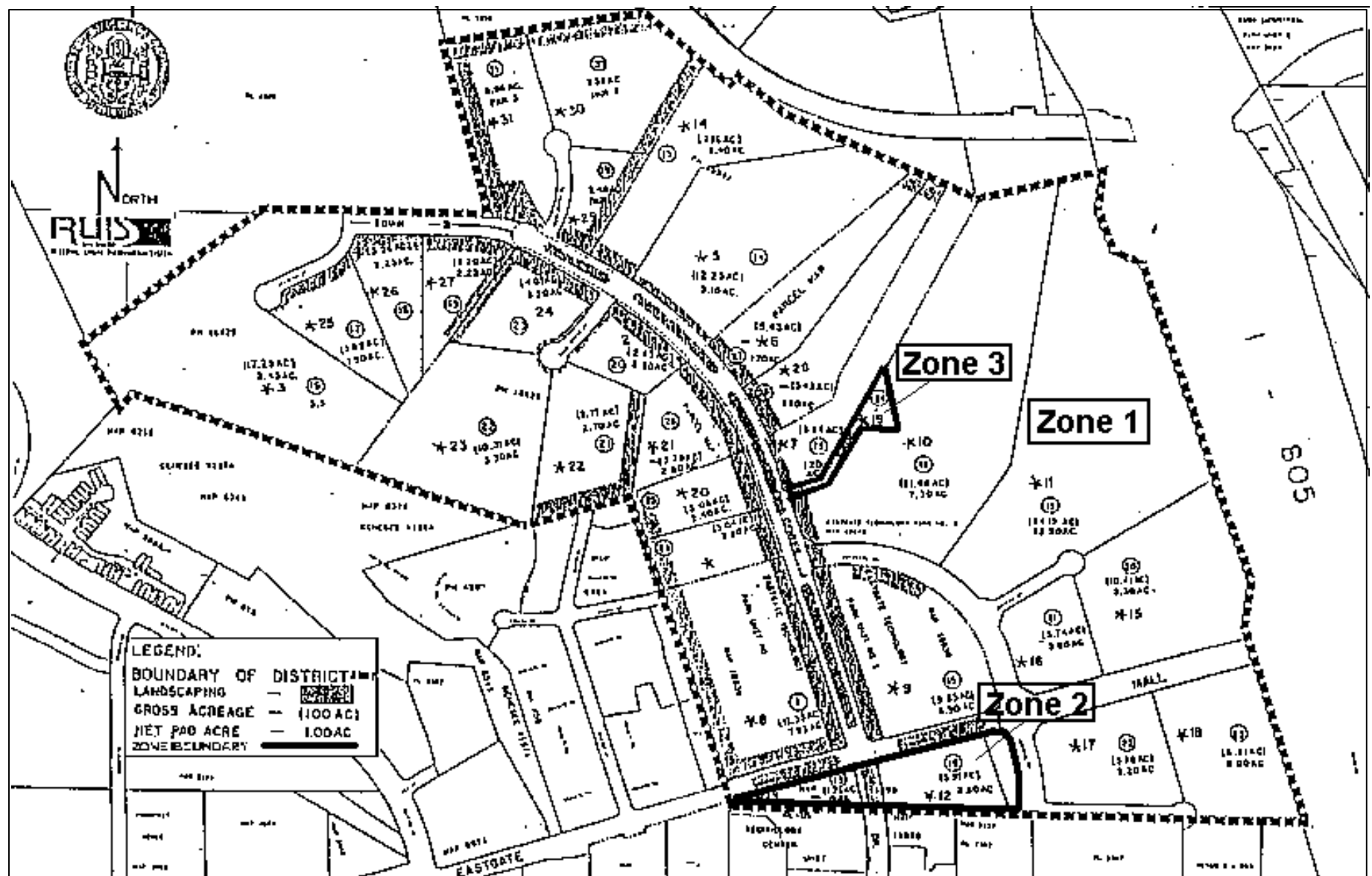
I, _____, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the foregoing Assessment, together with the assessment diagram incorporated into this report, was approved and confirmed by the CITY COUNCIL of said City on the _____ day of _____, 2003.

Charles G. Abdelnour, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

I, _____, as SUPERINTENDENT OF STREETS of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the foregoing Assessment, together with the assessment diagram was recorded in my office on the _____ day of _____, 2003.

SUPERINTENDENT OF STREETS
CITY OF SAN DIEGO
STATE OF CALIFORNIA

EXHIBIT A



EASTGATE TECHNOLOGY PARK **Maintenance Assessment District**

EXHIBIT A

EXHIBIT B

Maintenance Assessment Districts

Council District: 1
Fund: 70229

Eastgate Technology Park

Eastgate Technology Park Maintenance Assessment District			
	FY 2002 ACTUAL	FY 2003 BUDGET	FY 2004 PROPOSED
Positions	0.50	0.50	0.50
Personnel Expense	\$ 32,284	\$ 37,559	\$ 37,639
Non-Personnel Expense	109,319	212,440	189,860
TOTAL	\$ 141,603	\$ 249,999	\$ 227,499

The Eastgate Technology Park Maintenance Assessment District (District) was established in August 1986 to provide maintenance for landscaped medians, rights-of-way, pedestrian easement areas, slopes, monument areas and a public mini-park located within the Eastgate Technology Park development. The District maintains 17,668 sq. ft. of landscaped medians and 1,978 sq. ft. of hardscaped medians.

The Fiscal Year 2004 Proposed Budget is based on current maintenance costs. The District does not have an established oversight group.

EASTGATE TECHNOLOGY PARK	FY 2003 ESTIMATE	FY 2004 PROPOSED
BALANCE	\$ 169,657	\$ 99,005
Revenue		
Assessments	\$ 121,777	\$ 121,777
Interest	4,553	3,511
Gas Tax Contributions	(344) ⁽¹⁾	3,206 ⁽¹⁾
TOTAL OPERATING REVENUE	\$ 125,986	\$ 128,494
TOTAL REVENUE AND BALANCE	\$ 295,643	\$ 227,499
Expense		
Personnel	\$ 37,528	\$ 37,639
Contractual	97,850	97,850
Incidental	28,997	29,373
Utilities	32,263	33,847
Contingency Reserve	-	28,790
TOTAL EXPENSE	\$ 196,638	\$ 227,499
BALANCE	\$ 99,005	\$ -
Assessment per net acre: ⁽²⁾		
Zone 1	\$ 1,169.50	\$ 1,169.50
Zone 2	\$ 82.58	\$ 82.58
Zone 3	\$ 0.00	\$ 0.00

⁽¹⁾ In Fiscal Year 2003, the City contributed a general benefit of \$3,180 from Gas Tax for maintenance of 17,668 sq. ft. of landscaped medians of \$0.18 per sq. ft. and \$26 for maintenance of 1,978 sq. ft. of hardscaped medians at \$0.013 per sq. ft. In addition, there was a onetime retroactive payback to the Environmental Growth Fund of \$3,550 due to an overpaid contribution of 71 acres of open space at \$25 per acre for two years (Fiscal Year 2000 and 2001). In Fiscal Year 2004, the City will contribute a general benefit of \$3,180 from Gas Tax for maintenance of 17,668 sq. ft. of landscaped medians of \$0.18 per sq. ft. and \$26 for maintenance of 1,978 sq. ft. of hardscaped medians at \$0.013 per sq. ft.

⁽²⁾ The proposed assessment for Fiscal Year 2004 is \$1,169.50 per net acre in Zone 1, containing 103.88 net acres; \$82.58 per net acre in Zone 2, containing 3.50 net acres; and \$0.00 per net acre in Zone 3, containing 0.80 net acres. The assessment is much lower in Zone 2 than in Zone 1 because in Zone 2 property owners chose to maintain the landscaping adjacent to their own parcels, rather than have maintenance performed by the District. Zone 3 is composed of unusable acreage.

EXHIBIT C

Due to the size of the Assessment Roll (Exhibit C), only limited copies are available. Please contact the City of San Diego, Park & Recreation Department, Open Space Division, Maintenance Assessment Districts Program at (619) 685-1350 to review the Assessment Roll.